

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION 1, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section 1, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 23<sup>rd</sup> day of January 2003.

ATTEST:

APPROVED:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Ron Silvia, Mayor

APPROVED:

*Hawley Lenzell*  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to R-1 Single Family Residential.

*26.28 acres being all that certain lot, tract, or parcel of land lying and being situated in the S.W. Robertson Survey, Abstract No. 202, Brazos County, Texas, and being out of the residue of a called 505.19 acre tract described as Tract I in a deed to Pebble Creek Development Company, recorded in Volume 1671, Page 276 of the Official Deed Records of Brazos County, Texas. Said 26.28 acres being more particularly described by "Metes and Bounds" in the attached Exhibit "B," and shown graphically in Exhibit "C".*

ENGINEERS ARCHITECTS PLANNERS SURVEYORS

PEBBLE CREEK, PHASE 9-B 26.28 ACRES

WACO KILLEEN TEMPLE AUSTIN DALLAS ROUND ROCK

FIELD NOTES FOR A 26.28 ACRES OF LAND LOCATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202, BRAZOS COUNTY, TEXAS AND BEING OUT THE RESIDUE OF A CALLED 505.19 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO PEBBLE CREEK DEVELOPMENT COMPANY, RECORDED IN VOLUME 1671, PAGE 276 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID 26.28 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER REBAR FOUND IN THE SOUTH LINE OF ROYAL ADELADE DRIVE - 60' R.O.W., MARKING THE NORTH CORNER OF LOT 1, BLOCK 33 OF PEBBLE CREEK, PHASE 8-A, RECORDED IN VOLUME 3298, PAGE 239 OF THE ABOVE MENTIONED DEED RECORDS, MARKING A CORNER OF THE ABOVE MENTIONED RESIDUE OF THE 505.19 ACRE TRACT AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE AN ARC DISTANCE OF 115.15' ALONG SAID LINE OF ROYAL ADELADE DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 630.00' AND A CHORD WHICH BEARS N 55°44'34" E - 114.99' TO A POINT OF TANGENCY;

THENCE N 50°25'10" E - 497.92' CONTINUING ALONG SAID LINE OF ROYAL ADELADE DRIVE TO A POINT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING ROYAL ADELADE DRIVE THROUGH THE INTERIOR OF SAID RESIDUE OF THE 505.19 ACRES THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) S 40°06'10" E - 377.46' TO AN ANGLE POINT.
2) S 37°44'34" E - 342.71' TO AN ANGLE POINT.
3) S 10°48'01" E - 213.33' TO AN ANGLE POINT.
4) S 79°11'59" W - 5.61' TO AN ANGLE POINT.
5) S 10°48'01" E - 130.00' TO AN ANGLE POINT.
6) S 88°18'36" E - 165.51' TO AN ANGLE POINT.
7) S 65°12'59" E - 152.79' TO AN ANGLE POINT.
8) S 40°45'40" E - 87.45' TO AN ANGLE POINT.
9) S 35°24'39" E - 389.79' TO AN ANGLE POINT.
10) S 44°21'02" E - 140.97' TO A POINT FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.
11) S 44°18'48" W - 178.27' TO AN ANGLE POINT.
12) S 50°13'04" W - 88.43' TO AN ANGLE POINT.
13) S 58°59'18" W - 176.25' TO AN ANGLE POINT.
14) S 74°08'29" W - 190.61' TO A POINT OF CURVATURE.
15) AN ARC DISTANCE OF 47.28' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 625.00' AND HAVING A CHORD WHICH BEARS S 19°50'12" E - 47.26' TO A POINT OF TANGENCY.
16) S 22°00'13" E - 22.69' TO AN ANGLE POINT.
17) S 67°59'47" W - 180.00' TO A POINT FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.
18) N 22°00'13" W - 104.93' TO AN ANGLE POINT.
19) N 10°40'53" W - 107.34' TO AN ANGLE POINT.
20) N 05°54'40" W - 283.37' TO AN ANGLE POINT.
21) N 84°21'10" E - 130.62' TO A POINT OF CURVATURE.

Dan Halberg, R.E.L.S.
Scott Halberg, R.P.L.S.
Kevin Hessel, R.E.L.S.
Lance Jackson, R.P.L.S.
George Jerek, A.C.A.
Alvin Kralup, P.E., R.P.L.S.
David Mark, P.E.
Brian A. McDaniel, P.E.
Thomas J. Moore, Jr., R.P.L.S.
Nicole L. Myers, R.E.
Dan Myers, R.P.L.S.
J.A. "Jake" Pyles, II, P.E.
Scott Poyer, R.P.L.S.
Christopher L. Ranzazzo, P.E.
Lynn Simpson, R.P.L.S.
David R. Smith, R.E.
Darrell Vickers, A.J.A.
Ryan A. Vindes, P.E.
George E. "Jill" Walker, P.E.
R.E. "Bibi" Wallace, P.E., R.P.L.S.
Otha F. Winderhold, P.E.
John E. Winkler, R.E.
Mark E. Woodward, A.L.A.

P.O. Box 22007 Waco, Texas 76702

8225 Central Park Drive Suite 100 Waco, Texas 76712

(254) 772-9272 (800) 336-1683 Fax: (254) 776-2924 www.wallace-group.com

- 22) AN ARC DISTANCE OF 162.74' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00' AND A CHORD WHICH BEARS N 26°38'52" W - 160.38' TO AN ANGLE POINT,
- 23) AND S 46°23'56" W - 195.16' TO A POINT IN THE EAST LINE OF BLOCK 36 OF PEBBLE CREEK, PHASE 9A RECORDED IN VOLUME 4651, PAGE 152 OF SAID DEED RECORDS, FOR A CORNER THE HEREIN DESCRIBED TRACT:

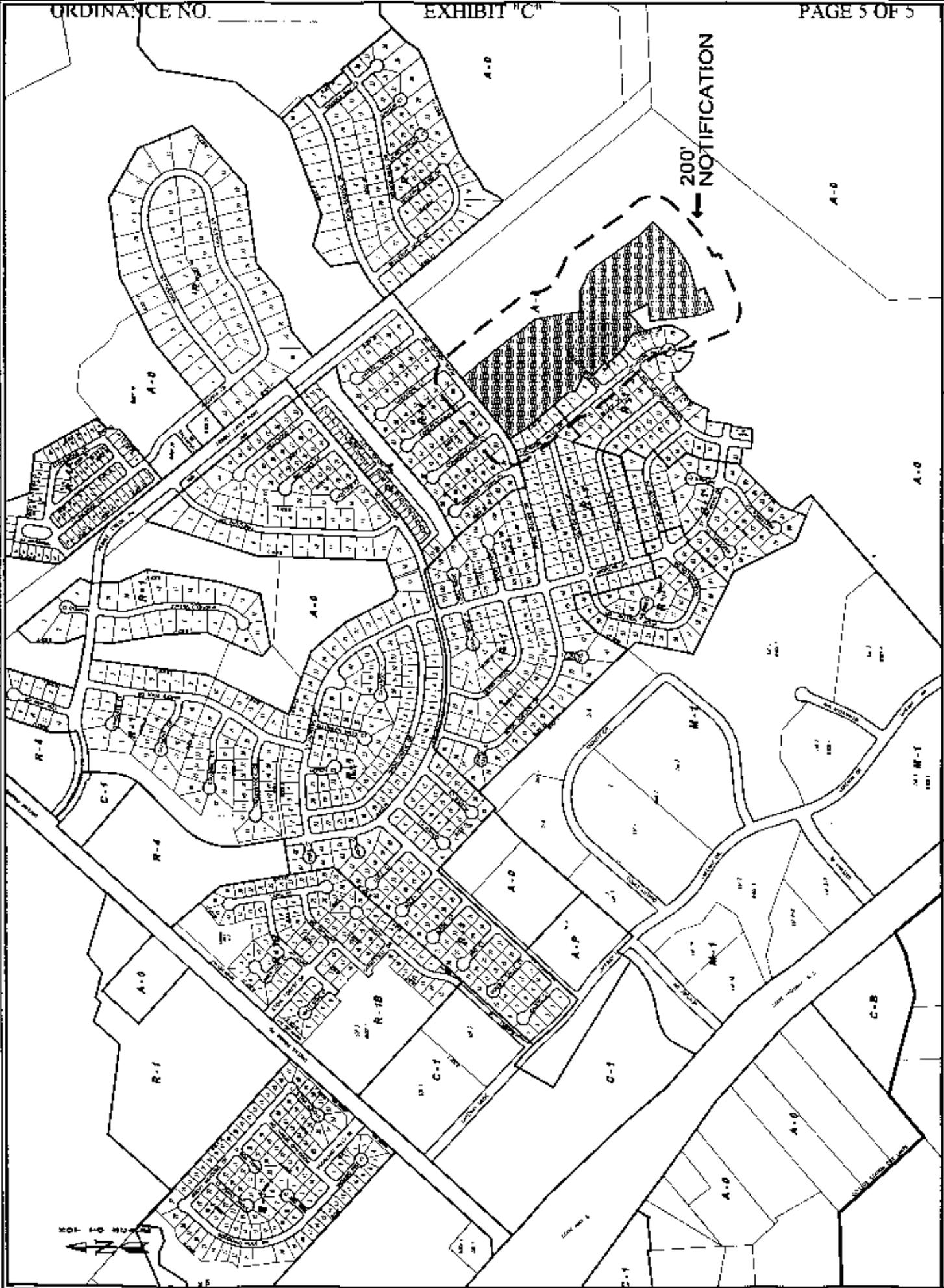
THENCE ALONG IN THE EAST LINE OF THE ABOVE MENTIONED PEBBLE CREEK, PHASE 8A AND 9A THE FOLLOWING TWELVE (12) COURSES:

- 1) N 14°28'42" W - 87.33' TO AN ANGLE POINT,
- 2) N 57°04'31" W - 136.37' TO AN ANGLE POINT,
- 3) N 43°13'05" W - 50.00' TO A POINT OF CURVATURE,
- 4) AN ARC DISTANCE OF 5.19' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00' AND A CHORD WHICH BEARS S 47°05'41" W - 5.19' TO AN ANGLE POINT,
- 5) N 42°35'32" W - 129.67' TO AN ANGLE POINT,
- 6) N 49°53'50" E - 20.00' TO AN ANGLE POINT,
- 7) N 47°19'37" W - 132.84' TO A POINT OF CURVATURE,
- 8) AN ARC DISTANCE OF 61.83' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00' AND A CHORD WHICH BEARS N 34°48'00" E - 61.64' TO AN ANGLE POINT,
- 9) N 63°04'22" W - 176.24' TO AN ANGLE POINT,
- 10) N 10°03'26" W - 51.87' TO AN ANGLE POINT,
- 11) N 40°06'10" W - 463.45' TO AN ANGLE POINT,
- 12) AND N 32°09'34" W - 115.14" TO THE POINT OF BEGINNING.

SURVEYED: OCTOBER 22, 2002

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KEVIN R. HESSEL, R.P.L.S. NO. 5344

WO#15430  
PLAT REF: D-1535  
15430-FN-03.DOC  
MAP CHECKED BY SRJ



REZONING

Case: 02-255

PEBBLE CREEK 9B

City of College Station, Texas  
DEVELOPMENT REVIEW

